



LODI CITY COUNCIL

Carnegie Forum

305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: August 8, 2006

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Jennifer M. Perrin

Interim City Clerk

Telephone: (209) 333-6702

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Informal Informational Meeting

A. Roll call by City Clerk

B. Topic(s)

B-1 Presentation regarding issues associated with long-term rental of Hutchins Street Square facilities by local church (COM)

C. Comments by public on non-agenda items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Jennifer M. Perrin
Interim City Clerk



CITY OF LODI COUNCIL COMMUNICATION

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AGENDA TITLE: Presentation Regarding Issues Associated with Long-Term Rental of Hutchins Street Square Facilities by Local Church (COM)

MEETING DATE: August 8, 2006 Shirtsleeve Meeting

PREPARED BY: Steve Baker, Interim Community Center Director

RECOMMENDED ACTION: That the City Council hear a presentation associated with long-term rental of Hutchins Street Square facilities by local church.

BACKGROUND INFORMATION: At the March 1, 2006 City Council meeting, the Council adopted lower fees for rooms at Hutchins Street Square in an effort to increase utilization of these rooms. These lower fees were for Sunday through Wednesday.

DISCUSSION:

Heartland Community Church approached staff regarding renting the Theatre for church services as well as other rooms for Sunday school, childcare, etc on Sundays. The other main rental halls – Kirst and Crete – would still be available for rentals to others on Sundays. The Church would like a three year agreement.

Because this would bring in additional revenues (potentially over \$50,000 in annual revenues) on a day that is underutilized, staff has been working to try to work out a rental agreement with the Church to bring to Council. The process has been complicated, however, by the details of working out a long term agreement for one day a week and coordinating with other current uses and possible future uses at the Square. Changes in normal operations also would need to occur. Examples include:

- The annual Crane Festival uses most of the rooms at the Square. Even though the theatre itself is not one of the rooms, the Crane Festival event would probably preclude church use on the first weekend of November.
- Several children's theater events (St. Mary's, Troupe Cabana, Lodi Theater for Youth) have sets on the stage that would need to be left on the stage. The Church has indicated that they will simply work around these sets and adjust their services accordingly.
- St. Mary's has an annual drama event each year, which includes matinee shows on Sundays. There could be a conflict between these matinees and the church services.
- Lodi Community Band and the Lodi Community Concert Association sometimes have Sunday night events (including installation of the band shell). The Church has indicated that they will adjust their services accordingly.
- Having theater technicians scheduled for Sundays would be cost prohibitive for church services. Staff and the Church are working to allow "one button" lighting and the Church is planning to bring in its own sound equipment (and store some of it on-site)

APPROVED: _____
Blair King, City Manager

- The current janitorial contract charges relatively high amounts for additional cleanings on weekends. The contract either would need to be amended or possibly part-time staff brought in to do janitorial work in addition to room take-downs and set-ups.
- In the long run, staff would like to bring in more events, and in particular drama events, to the theatre, which could increase the potential conflicts. Attempting to speculate what these potential conflicts might be has been challenging to boil down in a contract.

Overall, there has been a willingness on the part of the Church to accommodate other uses.

Note also that the Church as a religious organization has the right to rent any room at the Square on the same terms and conditions as any other organization (in this case a non-profit). Any other church may also ask for the same consideration.

The Council may wish to discuss this use and how it relates to the overall mission as well as revenues of the Square.

FISCAL IMPACT:

A rental agreement could result in additional revenues to the Square estimated to be over \$50,000 per year.

FUNDING:

N/A

Steve Baker,
Interim Community Center Director